128.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,047,900 / 1,047,900
					USE VALUE:	1,047,900 / 1,047,900
					ASSESSED:	1,047,900 / 1,047,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BORTHWICK ANTHONY N
Owner 2:	
Owner 3:	
Street 1:	40 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN -
Owner 2:	-
Street 1:	30 LAKE SHORE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,704 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Vinyl Exterior and 2087 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4704.000	593,500	5,500	448,900	1,047,900
Total Card	0.108	593,500	5,500	448,900	1,047,900
Total Parcel	0.108	593,500	5,500	448,900	1,047,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.23 | /Parcel: 502.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 83509

GIS Ref

GIS Ref

Insp Date 03/09/18

PREVIOUS ASSESSMENT

Parcel ID 128.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	593,300	5500	4,704.	448,900	1,047,700	1,047,700	Year End Roll	12/18/2019
2019	101	FV	448,600	5500	4,704.	420,800	874,900	874,900	Year End Roll	1/3/2019
2018	101	FV	448,600	5500	4,704.	347,900	802,000	802,000	Year End Roll	12/20/2017
2017	101	FV	448,600	5500	4,704.	319,800	773,900	773,900	Year End Roll	1/3/2017
2016	101	FV	448,600	5500	4,704.	291,800	745,900	745,900	Year End	1/4/2016
2015	101	FV	418,800	5500	4,704.	286,200	710,500	710,500	Year End Roll	12/11/2014
2014	101	FV	418,800	5500	4,704.	266,000	690,300	690,300	Year End Roll	12/16/2013
2013	101	FV	418,800	5500	4,704.	253,100	677,400	677,400		12/13/2012

!10070!

PRINT

Date	Time
12/11/20	00:25:48

LAST REV

Date	Time
04/17/18	08:48:48

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10070

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	58186-254		12/28/2011		700,000	No	No		
ALTERIO PETER F	56861-59		5/16/2011	Change>Sale	525,000	No	No		
	13344-87		12/1/1977		57,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2011	506	Re-Roof	12,280					
5/25/2011	493	Redo Kit	41,000					& UPDATE 2 BTHS /
9/28/2009	904	New Wind	9,956					
10/2/1996	489	Manual	4,000					REPLACE WDK 10X13

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
7/3/2012	Left Notice	JBS	JOHN S
3/28/2012	MLS	EMK	Ellen K
10/3/2008	Meas/Inspect	345	PATRIOT
11/29/1999	Meas/Inspect	243	PATRIOT
4/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83509
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4704		Sq. Ft.	Site		0	80.	1.19	9									448,897						448,900	

Total AC/HA: 0.10799 | Total SF/SM: 4704 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 448,897 | Spl Credit | Total: 448,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21239948
Const Adj.:	1.01282942
Adj $ / SQ:	159.634
Other Features:	132000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622085
Depreciation:	28616
Depreciated Total:	593469

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

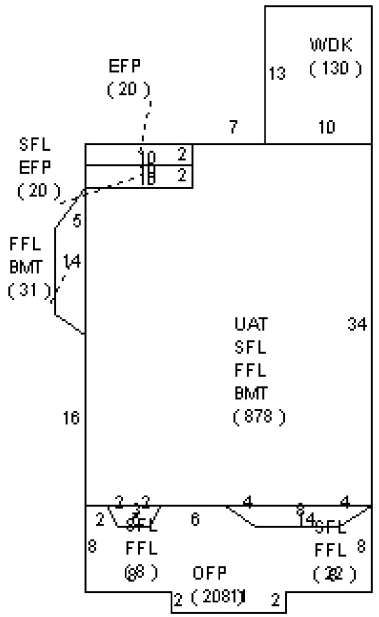
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	193.16
Special Features:	0	Val/Su Net:	175.90
Final Total:	593500	Val/Su SzAd	317.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	939	159.630	149,896
SFL	Second Floor	928	159.630	148,140
BMT	Basement	909	47.890	43,532
UAT	Upper Attic	220	139.680	30,660
OFP	Open Porch	208	24.750	5,147
WDK	Deck	130	13.870	1,803
EFP	Enclos Porch	40	73.530	2,941
	Net Sketched Area:	3,374	Total:	382,119
Size Ad	1867	Gross Are	4032	FinArea 2087

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	AV	1909	20.68	T	40	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500